025.0	0002	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,165,400 / 1,165,400
					USE VALUE:	1,165,400 / 1,165,400
					ASSESSED:	1,165,400 / 1,165,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
26		MARATHON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	26 MARATHON LLC
Owner 2:	
Owner 3:	
Street 1:	12 OLDHAM RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: N
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MCGEOGHEAN TIMOTHY -
Owner 2:	MCGEOGHEAN PATRICIA -
Street 1:	12 OLDHAM RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .161 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1917, having primarily Vinyl Exterior and 3712 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 14 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	7000.000	657,700	3,700	504,000	1,165,400
Total Card	0.161	657,700	3,700	504,000	1,165,400
Total Parcel	0.161	657,700	3,700	504,000	1,165,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 313.95 /Parcel: 313.95

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 16262

GIS Ref

GIS Ref

Insp Date 07/10/17

!2012!

PREVIOUS ASSESSMENT

Parcel ID: 025.0-0002-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	657,700	3700	7,000.	504,000	1,165,400		Year end	12/23/2021
2021	104	FV	626,300	3700	7,000.	504,000	1,134,000		Year End Roll	12/10/2020
2020	104	FV	626,300	3700	7,000.	504,000	1,134,000	1,134,000	Year End Roll	12/18/2019
2019	104	FV	457,200	3700	7,000.	535,500	996,400	996,400	Year End Roll	1/3/2019
2018	104	FV	457,200	3700	7,000.	390,600	851,500	851,500	Year End Roll	12/20/2017
2017	104	FV	401,700	3700	7,000.	340,200	745,600	745,600	Year End Roll	1/3/2017
2016	104	FV	401,700	3700	7,000.	289,800	695,200	695,200	Year End	1/4/2016
2015	104	FV	355,500	3700	7,000.	283,500	642,700	642,700	Year End Roll	12/11/2014

PRINT

Date	Time
12/29/21	20:55:53

LAST REV

Date	Time
11/06/20	10:12:03
mmcmakin	
2012	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MCGEOGHEAN TIMO	75812-510	1	10/5/2020	Convenience	1	No	No		
MARTIN MARY	29352-145		11/10/1998		293,000	No	No		Y

USER DEFINED

Prior Id # 1:	16262
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
5/26/2017	624	Redo Bat	2,000	C				
10/9/2012	1279	Siding	31,470	C				
4/26/2006	315	Re-Roof	6,000					
10/23/1995	613	Manual	1,000					REPLACE WDK

ACTIVITY INFORMATION

Date	Result	By	Name
7/10/2017	MEAS&NOTICE	KB	Kevin B
4/18/2013	Info Fm Prmt	EMK	Ellen K
5/18/2009	Info At Door	189	PATRIOT
11/7/2000	Hearing N/C	264	PATRIOT
10/4/1999	Mailer Sent		
10/4/1999	Measured	256	PATRIOT
8/21/1993		AS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		7000		Sq. Ft.	Site		0	80.	0.90	1									504,000						504,000	

Total AC/HA:	0.16070	Total SF/SM:	7000	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	504,000	Spl Credit		Total:	504,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2T - 2 & 3/4 Sty		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1917	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	0.93286633
Const Adj.:	0.99960202
Adj $ / SQ:	167.849
Other Features:	107500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	807925
Depreciation:	150274
Depreciated Total:	657651

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	14	BRs:	5	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

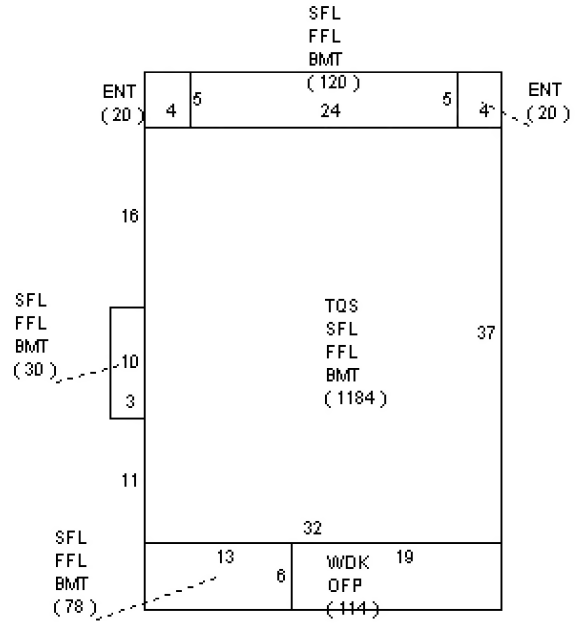
No Unit	RMS	BRS	FL
1	9	3	
1	5	2	
Totals			
2	14	5	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	167.85
Special Features:	0	Val/Su Net:	121.98
Final Total:	657700	Val/Su SzAd	177.18

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,412	50.350	71,101
FFL	First Floor	1,412	167.850	237,003
SFL	Second Floor	1,412	167.850	237,003
TQS	3/4 Story	888	167.850	149,050
OFP	Open Porch	114	30.960	3,530
WDK	Deck	114	14.770	1,683
ENT	ENTRY	40	26.390	1,056
	Net Sketched Area:	5,392	Total:	700,426
Size Ad	3712	Gross Area	5688	FinArea 3712

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 025.0-0002-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	18X18	A	FR	1917	22.72	T	50	104			3,700			3,700

More:	N	Total Yard Items:	3,700	Total Special Featues:		Total:	3,700